



## SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

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County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252  
Fax (805) 781-1229 email address: [pwd@co.slo.ca.us](mailto:pwd@co.slo.ca.us)

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### MEMORANDUM

Date: April 29, 2015  
To: Stephanie Fuhs, South County Team Planner  
From: Glenn Marshall, Development Services Engineer

**Subject: Public Works Project Referral for CO 12-0002, SUB2011-00028 – Guldeman Parcel Map for 3 residential and 1 open space lot. SR1, Nipomo Mesa APN 075-191-029**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

#### Public Works Comments:

1. At the time the project referral was received by Public Works on February 14, 2012 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.
2. In accordance with the Grading and Drainage, Section 22.52.070 (B) (9) [Res. 3188 4/13/2010] onsite pad and access road grading is not exempt from a Grading Permit. Therefore this work must be processed through the Planning and Building Department. Public Works recommends the access road work be completed prior to final map recordation [21.03.010 (d) (2)]
3. Recommend the following finding [per 21.050.045 (a-c)] be incorporated into Findings to ensure public improvements are constructed prior to recordation (or bonded for):  
  
"In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within the time frame approved in the Subdivision Agreement and prior to issuance of a permit or other grant of approval for development on a parcel."
4. The project is located near the edge of the Nipomo mesa and as such all grading and drainage shall be done in accordance with 22.112.020B.
5. The project is located within Residential Suburban. In accordance with Resolution 2008-0152 (supersedes Resolution 91-367) full frontage improvements along State Route 1 are required.

## **Recommended Public Works Conditions of Approval**

### Access and Improvements:

Road and/or streets to be constructed to the following standards, unless design exceptions for Corte de Mayo are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards. Improvements to Mesa View Drive (SR1) shall be constructed to State standards unless design exceptions are approved by Caltrans:

- a. Mesa View Drive (State Route 1) shall be widened to complete the project frontage in accordance with Caltrans Encroachment Permit Standards, within the necessary dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism. The design shall be approved concurrently by County Public Works and Caltrans.
- b. The intersection of Mesa View Drive (SR1) and Corte de Mayo, as shown on the tentative map, shall be designed and constructed in accordance with Caltrans Encroachment Permit Standards for Public Road Intersections (California Highway Design Manual Figure 405.7), within necessary dedicated right-of-way. The design shall be approved concurrently by County Public Works and Caltrans. To improve north facing sight distance, the encroachment permit may require the applicant to trim plant foliage on the west side near the horizontal curve on SR 1.
- c. A new onsite access road parallel to Corte de Mayo shall be constructed to Cal Fire Standards within a minimum 20-foot private access and utility easement with additional easement width as necessary to contain all elements of the roadway prism. The access road shall terminate in a Cal Fire standard cul-de-sac or other approved terminus.

### Offers, Easements and Restrictions

The applicant shall offer for dedication the following right-of-way easements by certificate on the map or by separate document:

- a. For road widening purposes a variable offer along Mesa View Drive (State Route 1) of sufficient width to contain all elements of the roadway prism.
- b. A tapered and radius right-of-way at the intersection of Mesa View Drive and Corte de Mayo in accordance with California Highway Design Manual Figure 405.7.
- c. Except at Corte de Mayo, access shall be denied along the project frontage to Mesa View Drive (State Route 1) and this shall be by certificate and designation on the map.
- d. The drainage basin along with rights of ingress and egress shall be reserved as a drainage easement in favor of the owners and assigns. All drainage basin easements shall be indicated as a building restriction.

Roads and/or streets shall be maintained as follows: The new onsite access road shall not be accepted for County maintenance following completion and certification of the improvements. The developer shall establish a Property Owners' Association or other organized and perpetual

mechanism to ensure adequate private maintenance, acceptable to the Department of Planning & Building.

Improvement Plans:

Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include, as applicable:

- a. Street plan and profile.
- b. Drainage ditches, culverts, and other structures (if drainage calculations require).
- c. Water plan to be approved jointly with County Environmental Health.
- d. Sewer plan to be approved jointly with County Environmental Health.
- e. Grading and erosion control plan for subdivision related improvement locations.
- f. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.

The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

The Registered Civil Engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Drainage:

Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be retained in a shallow drainage basin on the property [21.03.010(e)(2)]. The design of the basin is to be approved by the Department of Public Works, in accordance with county standards. The basin/s is/are to be maintained in perpetuity.

The project is located near the edge of the Nipomo mesa, all site grading and drainage shall be designed and constructed in accordance with County Code, Section 22.112.020B.

The project site may be subject to potential flooding within undrained depressions. If required per County Code, Section 22.112.040A2a, prepare a detailed flood analysis for review and approval by Public Works to delineate the extent of the flood hazard and identify the areas suitable for building.

The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

### Stormwater Pollution Prevention

The applicant shall submit a Stormwater management plan together with a draft "Standard Private Stormwater Conveyance Management and Maintenance System Agreement" for review and approval by the County.

The applicant shall record with the County Clerk a "Standard Private Stormwater Conveyance Management and Maintenance System Agreement" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

### Utilities:

All existing overhead electric power, telephone and cable television transmission and distribution lines fronting or contained within the project site boundaries shall be relocated underground [21.03.10(h)] and the poles removed.

All new electric power, telephone and cable television services shall be completed to each new parcel and ready for service. Applicant responsibilities for electric service and distribution line extensions (facilities and equipment) are detailed in PG&E Electric Rule No.15 and Rule No.16, respectively.

Prior to final map recordation, electric, telephone, and cable television services shall be completed, and shall meet the utilities' installation requirements, unless (in-lieu) financial arrangements with the utility for the installation of these systems have been made.

New gas distribution mains shall be installed along the entire project frontage(s) and gas service laterals shall be stubbed to each new parcel unless otherwise directed by the gas purveyor.

### Additional Map Sheet:

The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:

- a. If a fenced drainage basin is required, that the owner(s) of Lots 1 through 4 are responsible for on-going maintenance of drainage basin fencing, in perpetuity.
- b. If a drainage basin is required, that the owner(s) of Lots 1 through 4 are responsible for on-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity. The basin(s) area shall be indicated as a building restriction.
- c. The project is located near the edge of the Nipomo mesa, all lot grading and drainage shall be done in accordance with 22.112.020B.
- d. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.

- e. In accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the South County Area 2 Road Improvement Fees for each future building permit in the amount prevailing at the time of payment.
- f. Notification to prospective buyers that all private access roads within the subdivision are to be privately maintained, indicating the proposed maintenance mechanism.

Covenants, Conditions and Restrictions:

The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval, and shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure adequate private maintenance, acceptable to the Department of Planning & Building, and in conformance with the requirements of the State Department of Real Estate. The CC&R's shall provide at a minimum the following provisions:

- a. If a fenced drainage basin is required, on-going maintenance of drainage basin fencing, in perpetuity.
- b. If a drainage basin is required, on-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity.
- c. Maintenance of all streets/roads within the subdivision in perpetuity.
- d. Maintenance of all common areas within the subdivision in perpetuity.
- e. Notification to prospective buyers that an additional map sheet was recorded with the final parcel or tract map. The restrictions, conditions and standards set forth in the additional map sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.
- f. The developer shall form a property owners' association for the area within the subdivision, so as to administer the CC&Rs as noted above, and it shall conform to the requirements of the State Department of Real Estate.

Miscellaneous:

This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and septic tanks a copy of which is attached hereto and incorporated by reference herein as though set forth in full.

Applicant shall file with the Department of Public Works an application requesting apportionment of any unpaid assessments under the Improvement Bond Act of 1915, in compliance with Section 8740.1 of the Streets and Highways Code of the State of California. Said apportionment must be completed prior to filing the map.

All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

The applicant shall apply to the Department of Planning and Building for approval of new street names prior to the filing of the final parcel or tract map. Approved street names shall be shown on the final parcel or tract map.

G:\Development\DEVserv Referrals\Land Divisions\Parcel Maps\CO 2012-0002 Cushman SR1 at Halycon, Nip\CO 12-0002 Cushman SR1 at Halycon, Nip v4.doc



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SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

## THIS IS A NEW PROJECT REFERRAL

DATE: 2/3/2012

SR 11613

TO:

Env. Health

FEB 14 2012

FROM: Stephanie Fuhs,  
South County Team

**PROJECT DESCRIPTION:** SUB2011-00028, CO12-0002 GULDEMAN- Parcel map to subdivide an existing RS 5.25 acre parcel into 3 residential lots including one open space lot. Project site located off Mesa View Drive in Arroyo Grande. APN: 075-191-029.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

## PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)  
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

## PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
☐ NO (Please go on to PART III)

## PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Please see attached. Stock's community water is on-site waste water.

2/22/12  
Date

Name

K 5557  
Phone

## SAN LUIS OBISPO COUNTY HEALTH AGENCY



### *Public Health Department*

2191 Johnson Avenue  
San Luis Obispo, California 93401  
805-781-5500 • FAX 805-781-5543

Jeff Hamm  
Health Agency Director

Penny Borenstein, M.D., M.P.H.  
Health Officer

February 1, 2012

Granite Ridge Engineering Group  
240 Daffodil Ave  
Nipomo, CA 93444

**Re: Tentative Parcel Map CO 12-0002 / Guldeman Family Trust**  
**APN: 075-191-029**

#### Water Supply

This office is in receipt of **preliminary** evidence of water (if the form of a can and will serve) from the Rural Water Company dated January 30, 2012 to provide water to the above referenced project.

Be advised that a final "will serve" letter from the water company shall be obtained and submitted to this office for review and approval stating there are operable water facilities immediately available for connection to each of the parcels created prior to recordation of the final map. Water main extensions and related facilities may be bonded for, subject to the approval of County Public Works and Environmental Health Services. This bond must be reviewed and approved by County Public Works **prior** to recordation of the map.

#### Wastewater Disposal

Individual wastewater disposal systems are considered an acceptable method of disposal, provided County and State installation requirements can be met. This office is responsible for certifying that field investigations show that ground slopes and soil conditions will allow for satisfactory disposal by on-site septic systems for feasibility purposes. Soil testing, to include three percolation tests and one deep soil boring, shall be performed on each of the undeveloped lots prior to hearing. Be advised that all septic system leach fields (and expansion areas) shall be installed at a minimum of 100 feet away from any domestic water wells or watercourse, 200 feet away from reservoir, shall be located in areas free from bedrock, and shall not be placed on natural slopes that exceed 30%. Should a wastewater disposal system be installed in an area with greater than 20% slope, it must be designed and the installation certified by a registered civil engineer. The applicant shall provide a full size exhibit showing the existing homes, wells, septic systems and any watercourses prior to hearing. The exhibit provided for preliminary approval reveals that proposed parcel 4 has an existing septic system. Please provide documentation of any maintenance or problems that have occurred on this system prior to hearing.

Tentative **Parcel Map CO 12-0002** is approved for Health Agency subdivision map processing.

LESLIE A TERRY, R.E.H.S.  
Environmental Health Specialist  
Land Use Section

c: South County Team, County Planning  
Rural Water Co.



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SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED  
FEB 15 2012

DATE: 2/3/2012

TO:

Cal Fire

FROM: Stephanie Fuhs,  
South County Team

BY: \_\_\_\_\_

**PROJECT DESCRIPTION:** SUB2011-00028, CO12-0002 GULDEMAN- Parcel map to subdivide an existing RS 5.25 acre parcel into 3 residential lots including one open space lot. Project site located off Mesa View Drive in Arroyo Grande. APN: 075-191-029.

Return this letter with your comments attached no later than: 14 days from receipt of this referral.  
CACs please respond within 60 days. Thank you.

## PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)  
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

## PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
☐ NO (Please go on to PART III)

## PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Does not show a turnaround  
see attached.

3/26/12  
Date

FC Anthony Ramirez  
Name

543-4244  
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: [planning@co.slo.ca.us](mailto:planning@co.slo.ca.us) • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>



**CAL FIRE**  
**San Luis Obispo**  
**County Fire Department**

635 N. Santa Rosa • San Luis Obispo, CA 93405  
Phone: 805-543-4244 • Fax: 805-543-4248  
[www.calfireslo.org](http://www.calfireslo.org)

*Robert Lewin, Fire Chief*

County of San Luis Obispo  
Department of Planning and Building  
County Government Center  
San Luis Obispo, CA 93408

Subject: Parcel Map Project # SUB2011-00028

Dear Stephanie Fuhs, South County Team,

I have reviewed the referral for the parcel map plans for the proposed CO12-0002 Guldeman parcel subdivision project located at 524 Mesa View Drive. This project is located approximately 10 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is NOT** located in a State Responsibility Area for wildland fires. - This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions shall apply to this project:

**Access Road**

An access road must be constructed to CDF/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
  - Parcels less than 1 acres            800 feet
  - Parcels 1 acre to 4.99 acres       1320 feet
  - Parcels 5 acres to 19.99 acres    2640 feet
  - Parcels 20 acres or larger        5280 feet
- The road must be 24 feet in width and an all weather surface.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

The dead-end road length as measured from to the end is

### Driveway

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.

Driveway standards required:

- Driveway width for high and very high fire severity zones:
  - 0-49 feet, 10 feet is required
  - 50-199 feet, 12 feet is required
  - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.
- The driveway must be an all weather surface.
- If the driveway exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All access driveways must be able to support a 20 ton fire engine.
- Vertical clearance of 13'6" is required.

### Water Supply

The checked water supply is required:

☒ This project will require a community water system which meets the minimum requirements of the Appendix III-A & III-B of the California Fire Code.

☐ A water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A residential fire connection must be located within 50 to 150 feet of the buildings.

### Building Set Back

All parcels over 1 acre in size requires a 30 foot set back.

### Fuel Modification

- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 feet firebreak. An additional 70 feet of fuel reduction is required. This will provide a total of 100 feet of defensible space. This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

☒ The project application reviewed **does not** meet the above conditions. The applicant must modify the application plan and resubmit to CAL FIRE/San Luis Obispo County Fire for another review.

☐ The project application as prepared appears to meet the conditions above. Any changes to the project should be resubmitted for review. Additional conditions may be added to the project in the future.

### Final Inspection

This project shall require a final inspection by CAL FIRE/San Luis Obispo County Fire to ensure conditions are met. When the conditions have been met contact fire prevention at **543-4244 ext. 3429** and ask for a final inspection.

Sincerely,



FC Anthony Ramirez

cc:



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

### THIS IS A NEW PROJECT REFERRAL

DATE: 2/3/2012

TO: Cody Scheel

FROM: South County Team

**PROJECT DESCRIPTION:** SUB2011-00028, CO12-0002 GULDEMAN- Parcel map to subdivide an existing RS 5.25 acre parcel into 3 residential lots including one open space lot. Project site located off Mesa View Drive in Arroyo Grande. APN: 075-191-029.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

#### PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☒ YES (Please go on to PART II.)  
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

#### PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☒ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
☐ NO (Please go on to PART III)

#### PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Applicant must apply for an official Road Name for the  
proposed access easement. The Road Name must be approved  
and shown on the final recorded map.

2/21/12  
Date

Cody Scheel  
Name

#5157  
Phone



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SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

2012 FEB 14 AM 9:43

DATE: 2/3/2012

TO: Parks  
 FROM: Stephanie Fuhs,  
 South County Team

**PROJECT DESCRIPTION:** SUB2011-00028, CO12-0002 GULDEMAN- Parcel map to subdivide an existing RS 5.25 acre parcel into 3 residential lots including one open space lot. Project site located off Mesa View Drive in Arroyo Grande. APN: 075-191-029.

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**PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?**

- ☒ YES (Please go on to PART II.)  
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

**PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?**

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
☒ NO (Please go on to PART III)

**PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.**

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

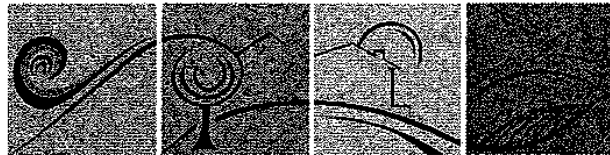
IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Site within the Juan Bautista de Anza National Trail Corridor. Please condition a 25 foot wide easement for trail along Highway 1. Pay Quimby fees.

3/30/12  
Date

Elizabeth Kavanaugh  
Name

781-4089  
Phone



**PLANNING & BUILDING  
COUNTY OF SAN LUIS OBISPO**

Promoting the wise use of land – Helping to build great communities

## **STORMWATER CLEARANCE**

Determination: SW13-0121

**TO:** Stephanie Fuhs

**FROM:** Michael Conger, Planner, NPDES Compliance

**DATE:** June 17, 2014

**SUBJECT:** Review to Determine Stormwater Status for SUB2011-00028 (GULDEMAN PHILIP E & CANDACE)

### **PROJECT FACTS**

**Description:** Parcel Map  
PARCEL MAP TO SUBDIVIDE EXISTING RS PARCEL INTO 3 RESIDENTIAL LOTS(1 ACRE NET) & ONE NON-DEVELOPED OPEN SPACE LOT.  
00524 MESA VIEW DR PALM

**Impervious Surfaces:** Uncertain. Please note that road surfaces must be counted towards creation or replacement of impervious surfaces.

### **STATUS**

This project is **subject to the Post Construction Requirements**. A Stormwater Control Plan (SWCP) must be prepared and reviewed by Public Works – Development Services prior to project acceptance. Please refer to the Desk Manual on Stormwater Regulations for appropriate conditions of approval to be incorporated with the project.

### **ADDITIONAL NOTES**

For more information: <http://www.slocounty.ca.gov/planning/drainage/stormwater2014.htm>

SW Log Notes: